£155,000

Fratton Way, Southsea PO4 8FD

bernards
THE ESTATE AGENTS

2 2 1

HIGHLIGHTS

- 8TH FLOOR APARTMENT
- 2 BEDROOM
- 2 BATHROOM
- BALCONY
- STUNNING VIEWS
- OPEN PLAN LIVING
- UNDERGROUND PARKING
- IDEAL FIRST TIME BUY
- CENTRAL SOUTHSEA
- CALL TO VIEW

2 BEDROOM, 2 BATHROOM 8TH FLOOR APARTMENT WITH STUNNING VIEWS

We are pleased to bring to market this two bedroom, two bathroom apartment in Vista, located on the 8th floor providing stunning views across Southsea. The property has the rare opportunity of an underground allocated parking space making this a great first time buy.

The property comprises two double bedrooms, one with en suite bathroom, a family bathroom and a large kitchen/ living/ dining room where you can sit back and enjoy the view. The home is in great decorative order making it a turn key home for any new owner to enjoy. The property also benefits from a balcony which has been recently updated with composite wood as well as an upgraded HIVE heating set up

The location is hugely convenient with you being close to the train station, within the heart of a popular shopping estate and a short distance to the seafront. A great opportunity that must be viewed at the earliest opportunity

Call today to arrange a viewing
02392 864 974
www.bernardsea.co.uk

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PROPERTY INFORMATION

Anti-Money Laundering (AML)
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

Bernards Mortgage & Protection
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

Council Tax Band B

Leasehold Information
Lease Length: 107 years Ground Rent: £250pa Service Charge : £3832pa
Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

Offer Check Procedure -
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

Property Tenure
Leasehold

Removal Quotes
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

Solicitor
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

Kitchen/ Lounge/ Diner
9'10" x 22'0" (3.02 x 6.73)

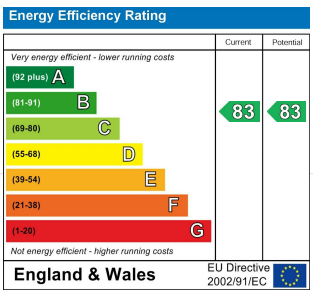
Bedroom One
9'6" x 14'8" (2.90 x 4.49)

En suite
8'5" x 5'11" (2.57 x 1.82)

Bedroom Two
9'0" x 11'6" (2.76 x 3.51)

Bathroom
6'6" x 7'9" (1.99 x 2.38)

Balcony
7'5" x 3'6" (2.28 x 1.07)



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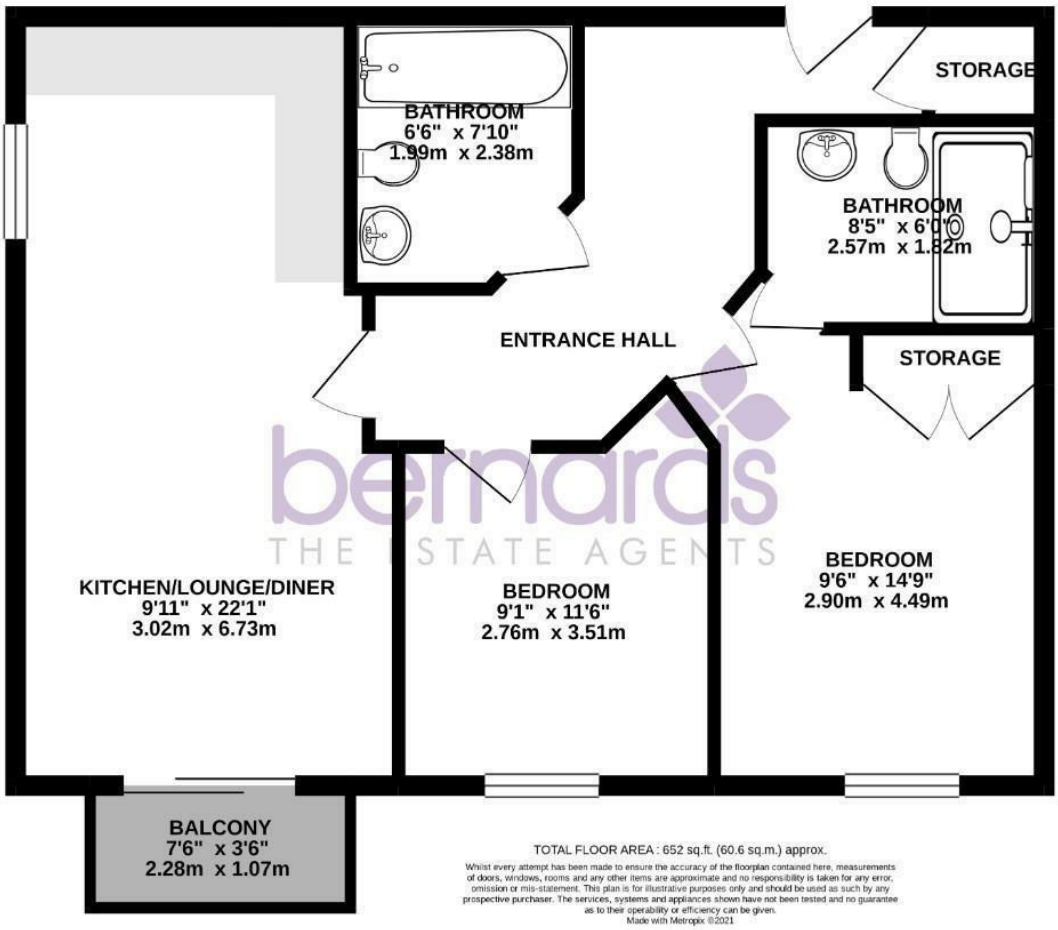
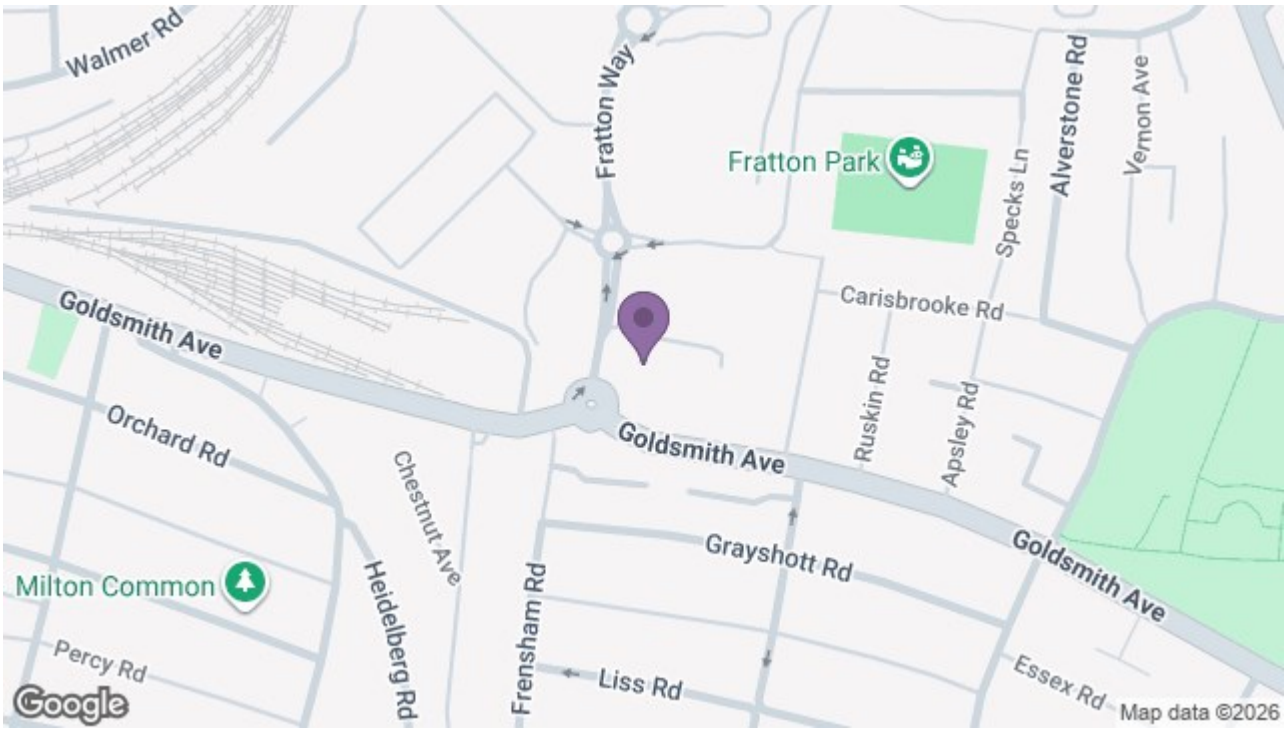
APARTMENT FLOOR
652 sq.ft. (60.6 sq.m.) approx.





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